



**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
May 30, 2006**

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TOWN OF BELMONT  
PLANNING BOARD  
JUN 11 10 34 AM '06

**7:05 p.m.** Meeting called to order

Attendance: Karl Haglund, Chair; Andrew McClurg; Jennifer Fallon; Sami Baghdady; Andres Rojas; Jay Szklut, Staff; Jeffrey Wheeler, Staff; Christine McVay, Staff

Karl Haglund noted that he did not make the comment that demolition delay bylaws dealt with historic structures. With this change, the May 9, 2006 minutes were approved as amended.

Correspondence received from the Massachusetts Historical Commission and the Lincoln Institute of Land Policy was noted.

Committee Updates

Belmont Center Planning Group (BCPG) - Sami reported that the (BCPG) will be reviewing the proposals for the redevelopment of the Center Fire Station. Three proposals were received; each included a restaurant on the first floor. BCPG has scheduled a public hearing for June 8<sup>th</sup> at 6:30 PM at Town Hall for presentation of each proposal by the respective applicants. BCPG has requested that their scheduled meeting with the Planning Board be moved from June 13 to June 27 so they can focus on their review of the proposals. The Board agreed to the agenda change.

Harvard Lawn Fire Station Reuse Committee (Lawn) – Andy Rojas invited the Board to a public hearing scheduled for 7:00 PM, June 12<sup>th</sup> at the Chenery Auditorium. He also noted that the committee was discussing a possible land transfer with the abutting property owner. The municipal property has insufficient land for four units but a surplus for two units. Land could be sold to the abutting owner, allowing development of that lot or land could be purchased allowing four units to be constructed on the Town lot.

**7:35 CONTINUED PUBLIC HEARING: SITE PLAN REVIEW 495 COMMON ST.**

The Board reviewed parking and landscaping discussion from the preceding meeting. It was requested that the applicant plant two trees in front of the building, centered approximately 25 ft apart. The Board also requested that the lighting for the parking area utilize metal rather than wood poles. The proposed parking plan was reviewed and the condition that spaces must be provided (via lease or other arrangement) prior to issuance of occupancy permit was agreed. Sami raised the issue of the possible change in use of the basement. Jay said that a condition could be added that any change in use of the basement would require the applicant to return to the planning board for approval. The Board stipulated that such a condition be added. The Board further requested that upon demolition of the existing structure, the applicant erect a fence that would secure the site and provide a more visually attractive appearance than the vacant lot. There was considerable discussion as to when the applicant would be willing to delay receiving a building permit. The applicant agreed to wait until after the Fall 2006 Special Town Meeting. However, should the Planning Board not have begun public hearings on the rezoning of Cushing Square by November 1, 2006, applicant could receive permits at that time. Additionally, if a

rezoning article is not printed on the Fall Warrant, applicant could receive building permits. The Board requested that staff draft the final conditions and that final plans and proposed conditions be presented at the next meeting for final deliberation.

**Moved by Baghdady to close the public hearing.**

**Seconded by McClurg**

**Voted unanimously.**

**8:45 p.m.** Discussion – Cushing Square Rezoning

Chris McVay led a discussion on the rezoning of Cushing Square. The purpose of the discussion is to get planning board input and to prepare for the public meeting on June 1. Andy McClurg noted that height would most likely not be a set distance but that design and specific location would yield a range of heights. Andy Rojas felt that there were really three “zoning” issues and that the other issues would be generally determined by these three. The three include the mix of businesses, the mix of uses, and the building heights. Board members felt that it would be worthwhile to devote an entire meeting to the Cushing Square revitalization and suggested that one of the July meetings be used. Ms. Yanovsky from the audience noted that there needed to be more of an understanding of the needs of businesses in order to provide zoning that would make sense for a revitalization of the square. Sue Bass urged that historical concerns be prominent in a future vision of the square.

**9:20 p.m.** Discussion – Site Plan Review, Cell Towers

This discussion was postponed to the June 13 meeting

**9:30 CONTINUED PUBLIC HEARING:** CELL TOWER SITE PLAN REVIEW, VERIZON/BELL ATLANTIC, 780 CONCORD AVE.

Jeffrey presented a brief overview.

**Moved by Baghdady to approve the site plan.**

**Seconded by McClurg**

**Voted unanimously.**

**9:30 CONTINUED PUBLIC HEARING:** CELL TOWER SITE PLAN REVIEW, VERIZON/BELL ATLANTIC, 12-20 CHURCH ST.

This application generated considerable discussion on the structure proposed to be built to support the cell tower. The Board felt that design changes would make the structure more compatible with the neighborhood. The Board will send a letter to the ZBA requesting final design review and approval to include pattern of siding, window patterns, and details on cornice and trim.

**Moved by Rojas to approve the site plan for use and form but would like to see final design changes.**

**Seconded by McClurg**

**Voted unanimously. (Haglund and Baghdady not sitting on this case)**

Town Planner's Report

Trapelo St./Belmont St. Corridor Update w/Selectmen – Karl volunteered to contact Selectman Chair Solomon and get further information on the purpose and expectations for this update.

Summary of Comprehensive Planning Workshop – Jeffrey distributed an informational handout on the purpose of doing comprehensive planning. Jenny argued that the Planning Board needs to consider and discuss whether a comprehensive plan and zoning re-write are needed. If the Board anticipates requesting funds, the Board needs to fully discuss this need. The Board postponed further discussion on “comprehensive planning” until an October meeting, but agreed to devote that meeting to comprehensive planning.

10:30 Meeting Adjourned

Next Meeting: Tuesday, June 13, 2006  
Town Hall, Conference Room 2  
7:00 pm – 10:00 pm

*Approved Unanimously 6/13/06*